WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 15:14 2pgs
Fees:11.00 Taxes:296.00

20010507-0047021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Maureen H Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires January 20, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen H. Smith	Maureen H. Smith	MAP 147-6
(NAME)	(NAME)	
213 Blackman Rd.	2806 White Oak Drive	PARCEL 199
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	6DU-30405
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The J & J Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maureen H. Smith, A Single Person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section One, Caldwell County Estates of record in Plat Book 2663, Pages 68 and 69, Register's Office for said County.

Said Lot No. 131 fronts 85 feet on the southwesterly margin of Blackman Road and extends back 393.7 feet on the northwesterly line and 231.22 feet on the southeasterly line to a dead line in the rear measuring 197.06 feet thereon.

Being the same property conveyed to The J & J Group, LLC by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20001018-0103341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 213 Blackman Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of May, 2001.

The J & J Group, LLC

The J & J Group

By: John Jones III member L.L.C.
John C. Jones III, Member

Attest:

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John C. Jones III, with whom I am personally acquainted and who upon his oath acknowledged himself to be Member of The J & J Group, LLC, the within named bargainor, a limited liability company, and that, he as such Member, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal this 1st day of May, 2001.

My Commission Expires:_____ _____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 28, 2002

File Number2104460
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027